

INDIANA COLLECTOR
Griffith
 OF ALL OF HISTORY
 CHICAGO'S
 FACTORY
 SUBURBS

GRIFFITH

AND ONLY GRIFFITH
 CAN BOAST ALL OF
 THE FOLLOWING

Advantages

1. Four great railroads, including a complete Belt Line.
2. The Standard Oil Pipe Line to furnish fuel oil, freight free, to factories.
3. The very lowest taxes and insurance rates.
4. Free land and buildings to encourage new factories to locate.

These advantages bring factories. Factories rapidly attract population. Quick population means large profits on low-bought lots.

Buy Low Now!

HOMESTEAD ADDITION

lies due east of Griffith's Junction, three-quarters of a mile. It has county highways on three sides of it, as shown, and it is destined to be a favored location because of its accessibility and because the lots, as a rule, have been made five feet wider than other lots in Griffith.

They are offered at

Extremely Low Prices

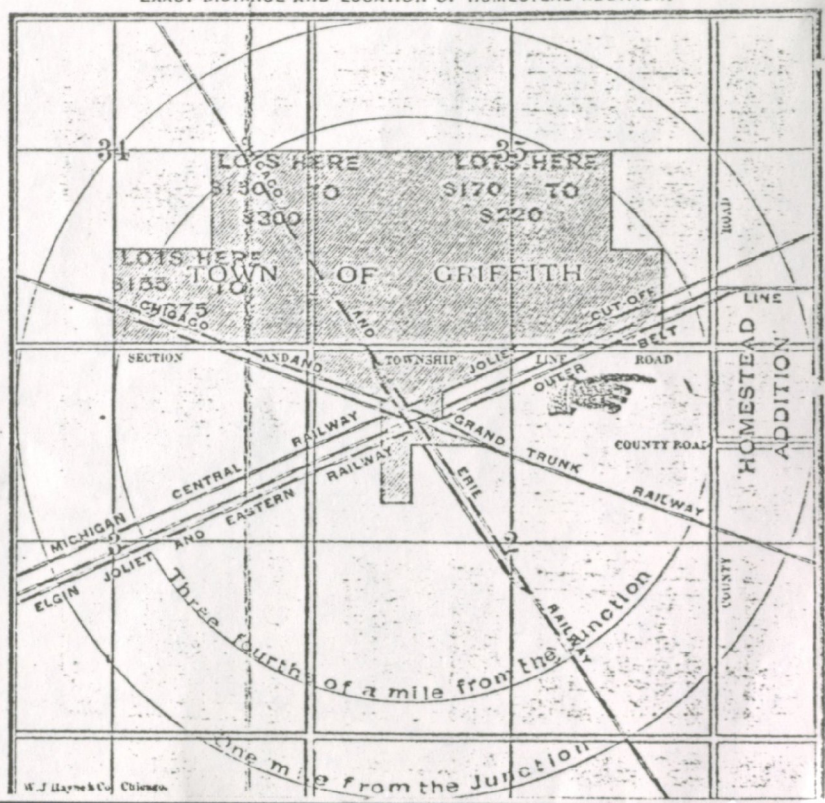
and on very easy terms. Lots in other parts of Griffith as far from the junction as these, sell readily at \$150 to \$250 each.

Over 1,500 Griffith lots have been sold to various purchasers in every part of North America. Homestead Addition lots will go more rapidly than the others have, and within six weeks those remaining unsold will be advanced to \$150 to \$200 each.

Get an investment at bed-rock prices now. A corner or an extra wide lot, and two or three lots adjoining it, only cost \$200. By the time you have finished paying for them they will be worth \$200 each.

Don't Miss this Rare Chance. Choose To-day!

MAP ON LARGER SCALE OF TOWN OF GRIFFITH AND ITS RAILROAD JUNCTION WITH EXACT DISTANCE AND LOCATION OF HOMESTEAD ADDITION.



ELMER AND JAY DWIGGINS & COMPANY

... FOUNDERS OF THE ...

FACTORY TOWN OF GRIFFITH

SUITES 408 AND 409
CHAMBER OF COMMERCE BUILDING
CHICAGO

Here is a brand new plan for buying real estate that you ought to read carefully.

For two hundred dollars, \$100.00 to be paid now and \$50.00 monthly hereafter, you get your choice of the best lot in our new Homestead Addition to Griffith, and besides, either one two or three more ordinary lots according to the section in which you make your choice.

Think of getting three or four lots of your choice, (one of them a corner lot) for \$200.00 payable on such easy terms!

And besides the lots are of an extra width. With the exception of the Main Street and First Street frontages, which are intended for business purposes, the lots have been made 30 ft. wide; some of them are exceeding that.

Homestead Addition is well located some of it being no farther from Griffith's junction than lots already platted in the older Additions and none of it being over one mile from that junction.

Look carefully into this new plan. It is unique and if you are prompt you can make it very profitable to you. To get the lots of your choice you must choose and reply immediately as this proposition has been mailed so as to reach many thousand different investors in all parts of the country on exactly the same day.

Sincerely yours

Elmer and Jay Dwiggin & Co.

Homestead Addition to Griffith

SECTION ONE

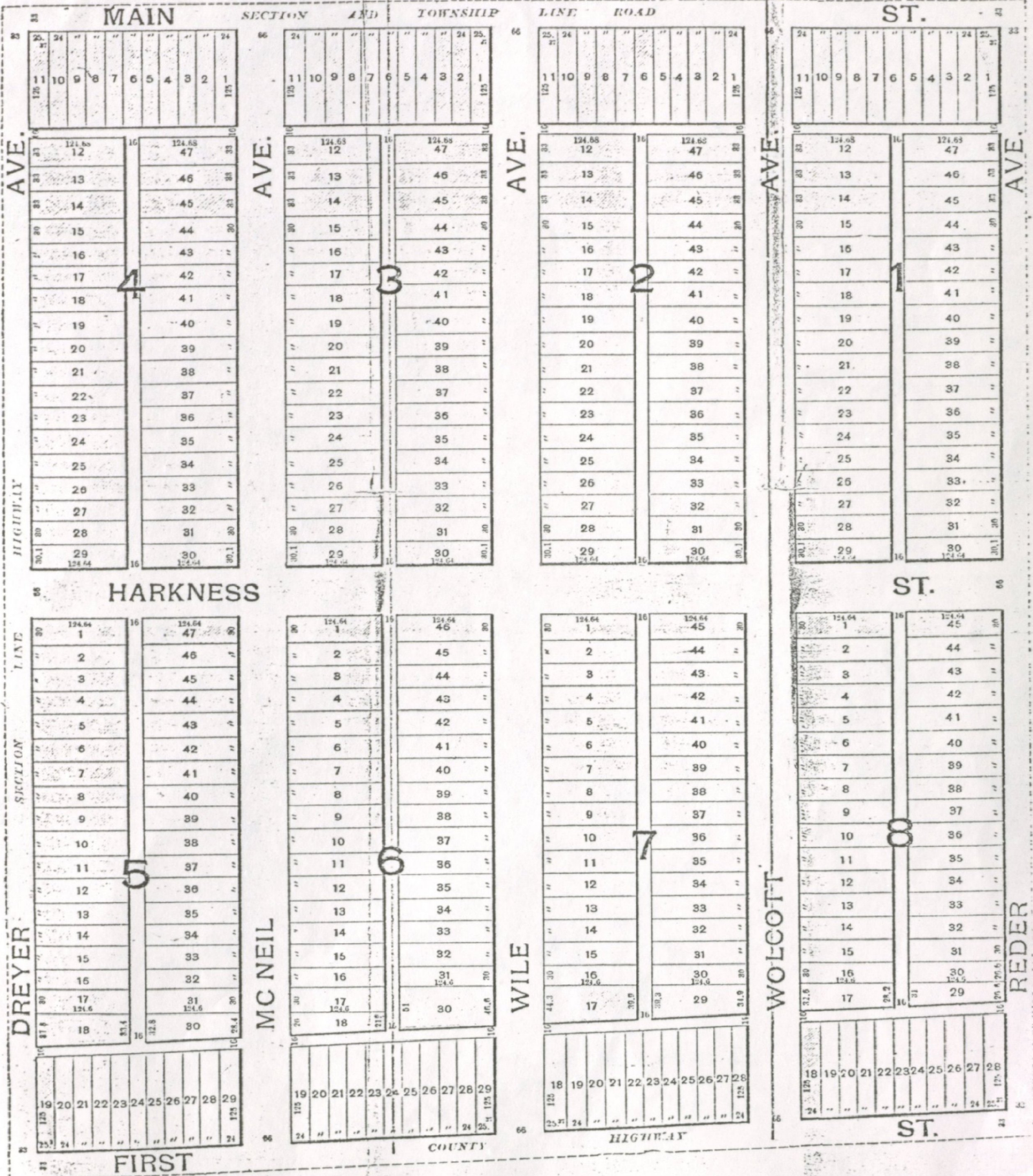
One Preference and One Ordinary Lot For \$200

SECTION TWO


One Preference and Two Ordinary Lots for \$200

SECTION THREE

One Preference and Three Ordinary Lots for \$200



THE PLAN EXPLAINED



For the purposes of the present sale Homestead Addition has been divided into three Sections as shown by the plat opposite.

SECTION ONE comprises blocks four and five and the west halves of blocks three and six. It is thought to contain the best lots, being nearest to Griffith's Junction and the present town. Lots on Dreyer avenue, a section line highway, are quite desirable.

SECTION TWO comprises the east halves of blocks three and six and all of blocks two and seven. It is about the middle of the subdivision and its choicest lots are the corners, the Main street lots and the extra wide lots.

SECTION THREE, containing blocks one and eight, is farthest from Griffith's Junction but the lots are fine and high, many of them covered with fine oak trees.

Lots are of two kinds:

1. **PREFERENCE LOTS** (those shaded green) which are thought to be the best lots in each Section, either because of their location on the best thoroughfares, (Main street or Dreyer avenue) or because of their extra width or because they are corners.

2. **ORDINARY LOTS**, having no special features of location or size, but still very good high and dry lots and nearly all 30 feet wide.

ALL PURCHASES, no matter in which Section made, are \$200 each, payable \$10 down and \$5 monthly thereafter with six per cent. interest on the unpaid amount. No purchase may be made of less than \$200, but as many purchases of that amount as desired may be made by anyone.

On each purchase in any Section you are entitled to select one, and only one, preference lot (shaded green) and as many ordinary lots as the Section in which you select calls for. Thus if you select in Section One you get *one* ordinary lot with your preference lot; if in Section Two you get *two* ordinary lots; and if in Section Three you get *three* ordinary lots.

YOU ARE FREE TO CHOOSE whatever Section you wish to select in; whatever preference lot suits you best and whatever ordinary lots in the same Section you wish to go with it.

It is always understood that if two choose the same lot it will be assigned to the one whose letter was mailed first (as shown by postmark and not by date of letter) and the other party, if he specifies a second choice will be given that; if not he will be given another lot as nearly like his first choice, in size, location and value, as possible. If this lot assigned to the second party does not suit him he may exchange and take any other unsold lot that may suit him better.

Corner lots on Main street and Dreyer avenue will only be assigned to those who pay all cash instead of buying on easy terms. Ten dollars discount will also be made for all cash so that only \$190 need be sent if all is paid now.

Receipts for \$10 remittances will be promptly mailed. Contracts of sale will be issued in due form when \$20 has been paid in. Deeds for lots and abstracts of title will be given when your lots are fully paid for.

NO LOTS WILL BE RESERVED unless the order is accompanied by the first payment of \$10.

HINTS IN CHOOSING

Decide first whether you prefer the largest amount of frontage of an ordinary quality or less frontage of the highest quality, and choose accordingly.

If you select as your preference lot a corner or an extra wide lot, choose your ordinary lots adjoining it if possible so as to have your lots all in a body. This will not be possible, however, in some cases.

Name your second choice so it may be given you if your first choice should be taken.

Choose now and write by return mail to be sure of what you want. You have an even chance with many thousand others. This proposition has been mailed so as to arrive in distant and near by points on the same day. There are many different kinds of choice lots in the various sections, but they will be rapidly taken by those who think fast, and act promptly.

It isn't the day your letter *arrives* here but the day it *starts* that gives you preference.

These lots will in all probability be worth twice or three times what you pay for them before you finish your payments.

ELMER AND JAY DWIGGINS & COMPANY,
FOUNDERS OF THE
FACTORY TOWN OF GRIFFITH,

SUITS 403 & 409
CHAMBER OF COMMERCE BUILDING,
LA SALLE AND WASHINGTON STREETS,

Chicago, February 25th, 1893.

M. K. Snellabarger, Esq.,

Garland, O., Dear Sir:-

Did it ever occur to you to ask WHO, WHAT? and WHY? relative to Griffith? These and other questions are answered in the enclosed booklet. It is short, terse and to the point. Read it through.

By the way, you will want to make your purchase of Griffith lots by March 8th. The price of every lot will be advanced on that day. If you buy before that you will not only save the amount of this advance but it will represent a profit to you instead of a loss.

Within the past year over 600 investors living in fifty different States and provinces of North America have bought lots in Griffith. Look over the new Additions--Jolidon, Ridgewood and Midway. In these you will have the choice of the very finest locations.

If you haven't a plat of Griffith write us by return mail to send one and mark on it some lots guaranteed high and dry of the kind and price that you may specify. We will do this promptly and honestly. If you have a plat you can select some good lots from it or leave the selection to us. If unsuited with your own selection or with ours when you see the lots, you may exchange for any unsold.

Send a deposit of 5% of the price of lots ordered not later than March 8th. Your letter must bear that post mark in order to get lots at present prices. We will reserve the lots you desire for thirty days and the balance can then be paid according to our liberal terms as stated on the plat. It will pay you to write right away.

S. 13912 E.

Sincerely yours,

Elmer and Jay Dwiggin & Co.